



CITY OF NEW ORLEANS

# BlightSTAT

Reporting Period: May 2016

[www.nola.gov/opa](http://www.nola.gov/opa)



Office of Performance and Accountability

# Overview of the Blight Reduction Process

**311**



(OR)



1. INTAKE AND INPUT



2. INSPECT



3. RESEARCH



4. NOTICE



SHERIFF'S SALE



COMPLIANCE



5. HEAR



DEMOLITION



LOT CLEARING



JUDGMENT

# Action Items

Assigned	Responsible	Action	Notes
11/12/2015	C. Dyer	Complete procurement process for title research work	<ul style="list-style-type: none"> <li>Procurement process has been completed</li> <li>Vendors are working on initial cases</li> </ul>
4/14/2016	C. MacPhee	Improve access to relevant blight rules on Code Enforcement website	<ul style="list-style-type: none"> <li>Rules have been added to landing page</li> </ul>
4/14/2016	S. Poche S. Primeaux	Update performance metrics to provide more accurate representation of current departmental activities	<ul style="list-style-type: none"> <li>New measures have been phased in</li> </ul>
5/12/2016	S. Poche	Send letters to property owners in research queue	<ul style="list-style-type: none"> <li>Given apparent success of pre-inspection diversion letter, properties currently in the title research queue may be encouraged to comply after receiving a similar letter</li> <li>Code Enforcement will develop method of tracking success</li> </ul>
6/9/2016	C. Dyer	Develop process for obtaining expressions of interest from potential buyers of blighted properties	<ul style="list-style-type: none"> <li>Initial work has begun</li> </ul>





**INSPECT**



**Responsible Organization:**  
Code Enforcement

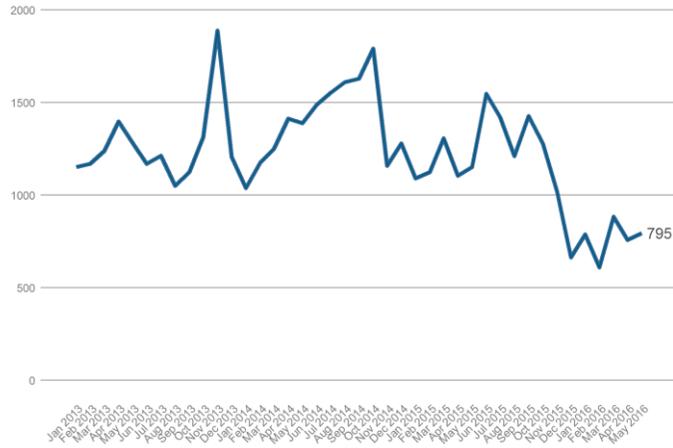
**Data Source:**  
LAMA

**Definitions:**  
*Inspection:* An evaluation of a property to determine if it is in violation of City codes. Inspections can include initial inspections, reinspections, postings of hearings, posting of judgments, and demolition inspections.

**Note:**  
Demolition inspection numbers are not captured in data.nota.gov. These come from Code Enforcement.

## Total inspections have remained low, due to fewer complaints

Number of Inspections



Responsible Organization:  
Code Enforcement

Data Source:  
LAMA

**Definitions:**

**New Cases:**  
Any case that is opened after  
January 1<sup>st</sup>, 2013

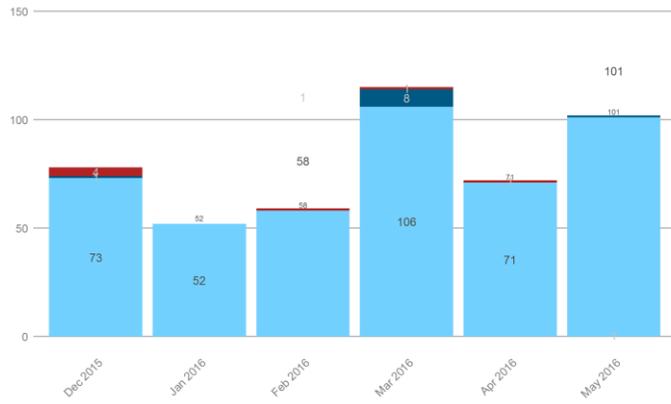
**New Initial Inspection:**  
An initial inspection on a new  
case. New initial inspections  
are a subset of the initial  
inspections shown on the  
previous slide

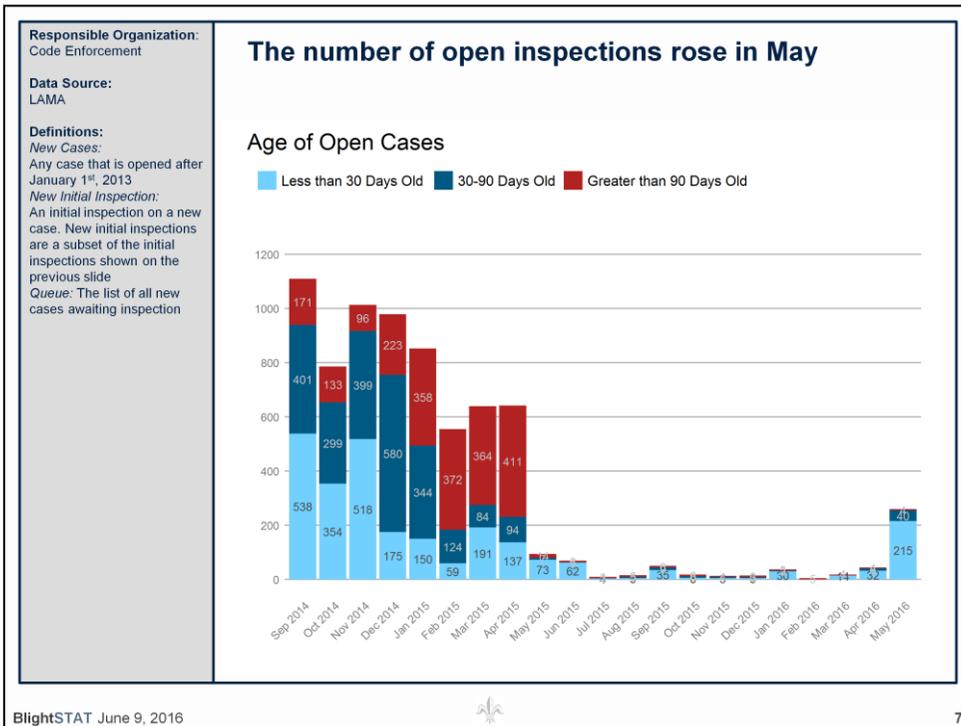
**Queue:** The list of all new  
cases awaiting inspection

## After accounting for the diversion letter compliance period, virtually all inspections are within target

### Age of Completed New Inspections

Less than 30 Days Old    30-90 Days Old    Greater than 90 Days Old





Number of open cases may be driven by proactive sweeps conducted by Code Enforcement inspectors, as well as growth of vegetation during warmer months.



**HEAR**



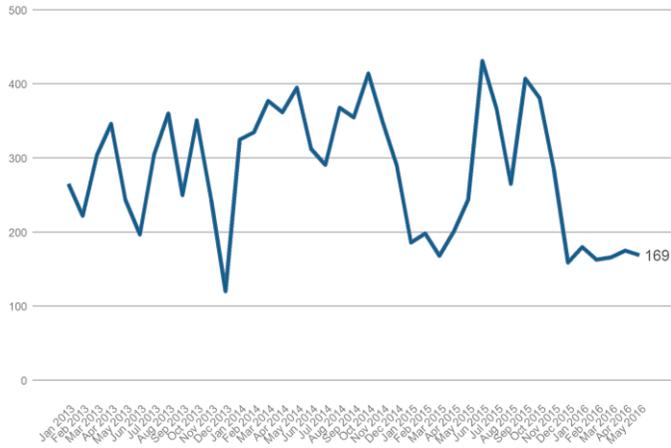
Responsible Organization:  
Code Enforcement

Data Source:  
LAMA

Definitions:  
*Research:* Cases under the process of title research to determine all owners that must be notified of a hearing

## As title research becomes more difficult, research output will likely remain lower

Number of Cases Researched



Responsible Organization:  
Code Enforcement

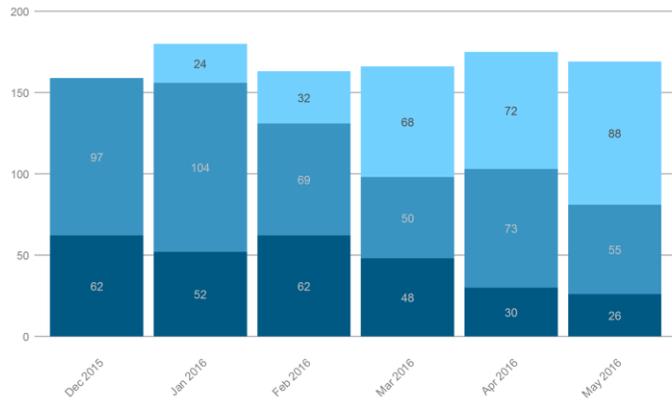
Data Source:  
LAMA

Definitions:  
*Research:* Cases under the process of title research to determine all owners that must be notified of a hearing

## Research focus continues to shift toward more recent cases

Filing Year of Cases Researched

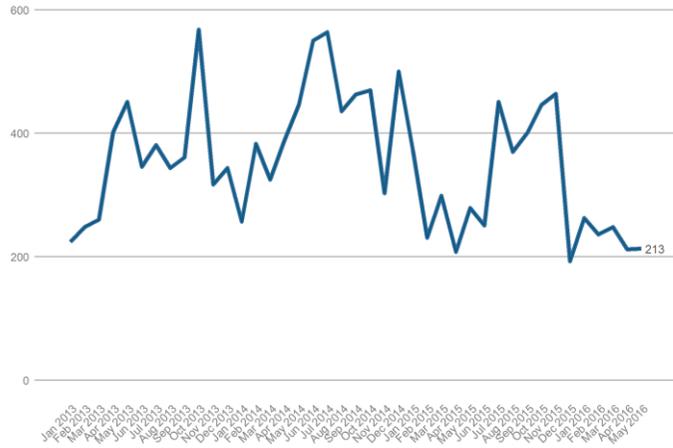
■ Opened before 2015 ■ Opened in 2015 ■ Opened in 2016



**Responsible Organization:**  
Code Enforcement  
**Data Source:**  
data.nola.gov  
**Definitions:**  
*Hearing:* A proceeding by an independent administrative hearings officer to determine whether or not a property is blighted.

## Decrease in total hearing output is expected as more difficult cases lead to lower research output

Number of Hearings

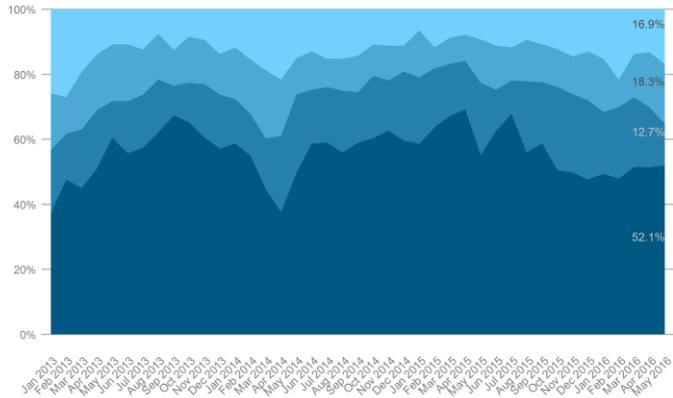


**Responsible Organization:**  
Code Enforcement  
**Data Source:** LAMA  
**Definitions:**  
*Guilty:* A hearing where the property is judged to be blighted  
*Violations Abated:* A hearing where the property is judged not to be blighted (though fines from previous violations may be levied). As of June 2014, judgments of "Dismissed Abated" are counted under Violations Abated.  
*Work in Progress:* A hearing where the property is not yet in compliance but the owner has proof that they are in the process of bringing it up to code  
*Insufficient Notice:* A hearing where Code Enforcement did not give the property owner the necessary amount of time before the hearing, leading to the case being reset  
*No Reinspection:* A hearing where Code Enforcement failed to inspect the property in sufficient time (five days), leading to the case being reset  
*Other Legal Issue:* Cases reset or closed for factors beyond Code Enforcement's control. In many cases the property is in compliance.

## Guilty judgments and resets/dismissals increased in May while compliance outcomes decreased

### Hearing Results

■ Guilty ■ Violations Abated ■ Work in Progress ■ Other Reset/Dismissed



**Responsible Organization:**  
Code Enforcement

**Data Source:** LAMA

**Definitions:**

*GUILTY:* A hearing where the property is judged to be blighted

*Violations Abated:* A hearing where the property is judged not to be blighted (though fines from previous violations may be levied). As of June 2014, judgments of "Dismissed Abated" are counted under Violations Abated.

*Work in Progress:* A hearing where the property is not yet in compliance but the owner has proof that they are in the process of bringing it up to code

*Insufficient Notice:* A hearing where Code Enforcement did not give the property owner the necessary amount of time before the hearing, leading to the case being reset

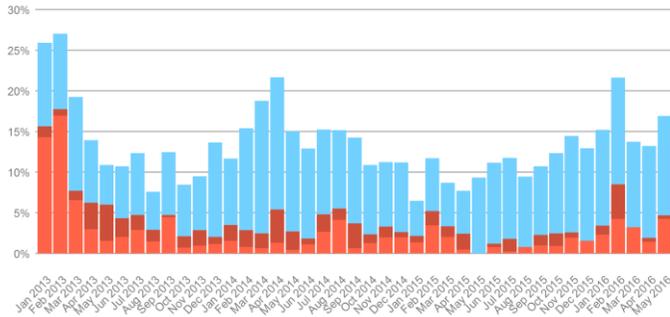
*No Respection:* A hearing where Code Enforcement failed to inspect the property in sufficient time (five days), leading to the case being reset

*Other Legal Issue:* Cases reset or closed for factors beyond Code Enforcement's control. In many cases the property is in compliance.

## Due to a LAMA scheduling issue, resets caused by failure to reinspect increased during May

Percent of Cases Reset

■ No Respection ■ Insufficient Notice ■ Others (External Factors)



# Key Performance Indicators

Measure	YTD actual	YTD target	Year-end target
Properties brought to initial hearing	882	1,042	2,500
Percent of hearings reset due to failure to re-inspect the property	3.1	< 3	3
Percent of hearings reset due to failure to properly notify the owner	1.3	< 2	2



Target for number of initial hearings has been adjusted.



**Responsible Organization:**  
Code Enforcement

**Data Source:**  
LAMA

**Definitions:**

*In Compliance:* A hearing where the property is judged not to be blighted (though fines from previous violations may be levied)

*Approved Lien Waivers:*

When a property is found guilty at a hearing, the City can place a lien on the property that the owner must pay. If the owner later brings the property up to code, they can file to have the lien removed.

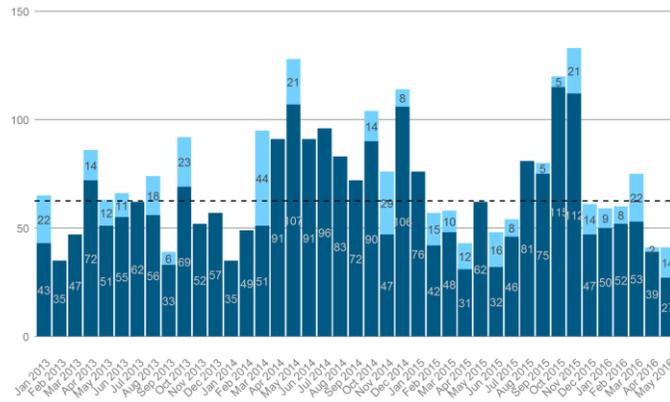
**Note:**

Properties with a Judgment of Dismissed Abated are not counted in this measure

## Overall compliance numbers were flat from April, but more lien waivers were approved

### Voluntary Abatement

■ Abated at Hearing ■ Approved Lien Waivers



**Responsible Organization:**  
Code Enforcement

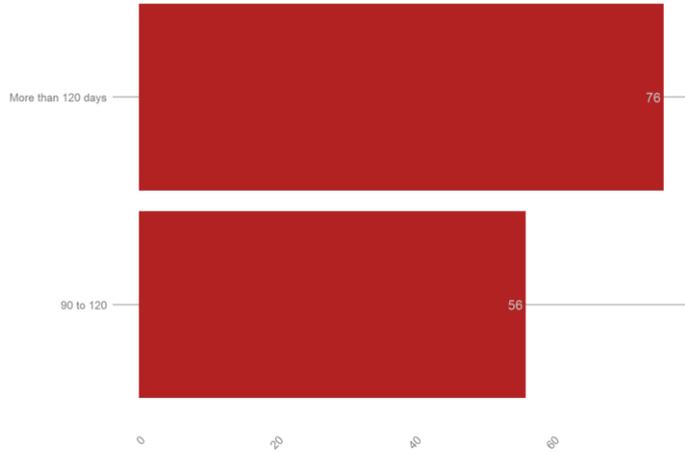
**Data Source:**  
LAMA

**Definitions:**  
*Awaiting Review:*  
Open cases with guilty judgments that have not yet been reviewed.

**Note:**  
Includes judgment dates going back one year prior to end of reporting period. In general, abatement review cannot be completed until approximately 90 days after a judgment has been entered.

## 76 judgments appear to have been awaiting abatement review for longer than 120 days, a decrease from April

Abatement reviews by time since judgment  
(excluding judgments within 90 days of reporting cutoff)



**Responsible Organization:**  
Code Enforcement, Law  
**Data Source:**  
Law Department, Housing Unit,  
**Definitions:**  
Code Lien Foreclosure/Sheriff's  
Sale:

Once a property is judged guilty of blight the city begins placing liens against the property which the City can then foreclose on as the creditor. If the property owner does not pay these fines and abate the code violations, the foreclosure proceeds as a Sheriff's sale where the Orleans Parish Sheriff's Office sells the property at a public auction.

**Accepted Files:**  
All cases that are filed successfully, with no legal issues.

**Title Research:**  
Cases that are not accepted because of errors involving ownership identification. *Procedural Deficiency:*

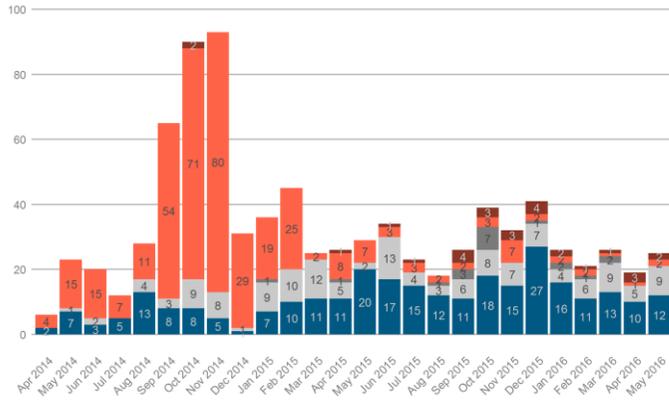
Cases that are not accepted because of errors made during administrative adjudication. These errors include insufficient notice of hearing, insufficient notice of judgment, improper form of notice, improper form of judgment, and any other substantial errors that occur during the administrative adjudication process.

**External Factors:**  
Cases that are not accepted for reasons beyond the control of the Law Department, such as the property owner paying their lien.

## Very few procedure and title research errors were reported, even with more difficult cases

### Legal Review Outcomes-Sheriff Sales

Accepted External Factors Miscellaneous Procedural Deficiency Title Research



**Responsible Organization:**  
Code Enforcement  
**Data Source:**  
Law Department, Housing Unit  
**Definitions:**  
*Code Lien Foreclosure/Sheriff's Sale:*  
Once a property is judged guilty of blight the city begins placing liens against the property which the city can then foreclose on as the creditor, commonly called a code lien foreclosure. If the property owner does not pay these fines and abate the code violations, the foreclosure proceeds as a Sheriff's sale where the Orleans Parish Sheriff's Office sells the property at a public auction.

## Seven auctions were scheduled for May – with four completed and one where liens were paid

Sale location	Outcome	Scheduled
1220 S. Salcedo St	Sold	5/19/2016
1420 Japonica St	Sold	5/19/2016
2739 Bruxelles St	Sold	5/19/2016
6767 Cindy Place	No bids	5/19/2016
4126 Thalia St	No bids	5/12/2016
3905 Elysian Fields Ave	Liens paid	5/12/2016
1927 Washington Ave	Sold	5/5/2016



**Responsible Organization:**  
Code Enforcement, Law  
**Data Source:**  
Law Department, Housing Unit,  
**Definitions:**  
*Code Lien Foreclosure/Sheriff's Sale:*

Once a property is judged guilty of blight the city begins placing liens against the property which the City can then foreclose on as the creditor. If the property owner does not pay these fines and abate the code violations, the foreclosure proceeds as a Sheriff's sale where the Orleans Parish Sheriff's Office sells the property at a public auction.

**Accepted Files:**  
All cases that are filed successfully, with no legal issues.

**Title Research:**  
Cases that are not accepted because of errors involving ownership identification, *Procedural Deficiency:*

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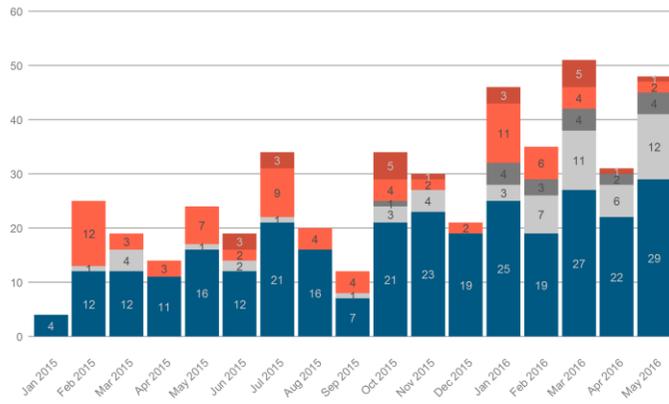
**External Factors:**  
Cases that are not accepted for reasons beyond the control of the Law Department, such as the property owner paying their lien.

**Note:**  
All of the rejected files were from cases from 2009.

## Cases approved for demolition appear to be at an all-time high under the current tracking system

### Legal Review Outcomes-Demolitions

Accepted External Factors Miscellaneous Procedural Deficiency Title Research



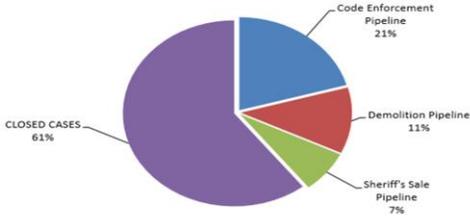
# FEMA Funded Demolition Program

MAY

BY THE NUMBERS	
Code Enforcement Pipeline	88
Demolition Pipeline	49
Sheriff's Sale Pipeline	25
CLOSED CASES	221
<b>TOTAL</b>	<b>383</b>

JUNE

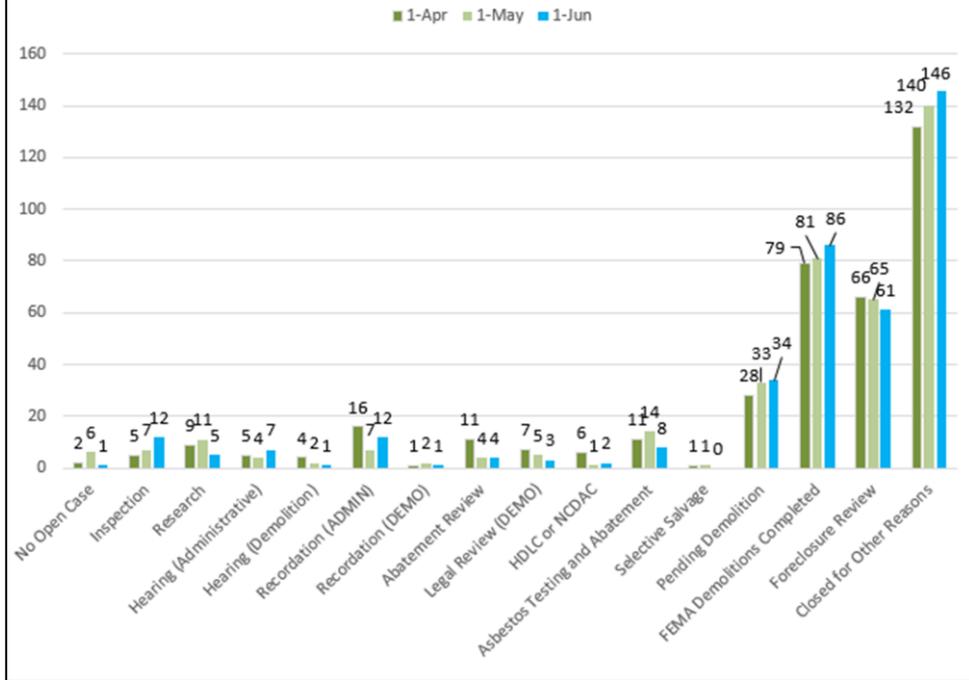
BY THE NUMBERS	
Code Enforcement Pipeline	79
Demolition Pipeline	44
Sheriff's Sale Pipeline	28
CLOSED CASES	232
<b>TOTAL</b>	<b>383</b>



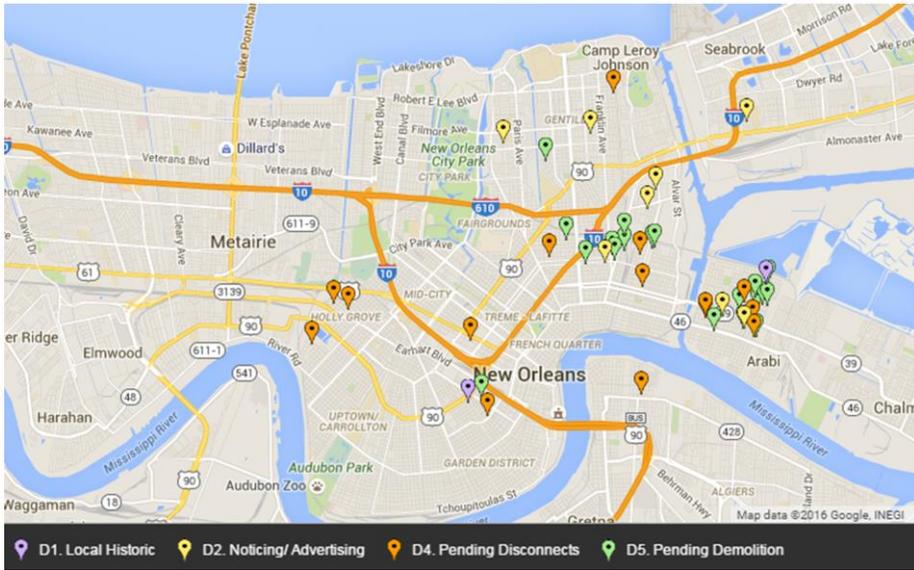
## May Demolitions

Demo Start	Demo End	Property #	Street Address
2016/05/10	2016/05/10	6110	CAMPUS BLVD
2016/05/23	2016/05/24	2318-20	SEMINOLE LN
2016/05/26	2016/05/26	2232-34	FLOOD ST
2016/05/27	2016/05/27	8651-53	GERVAIS ST
2016/05/31	2016/05/31	7108-10	DREUX AVE

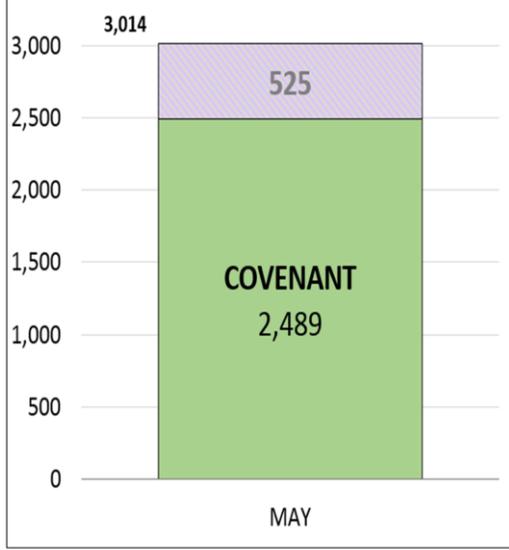
### Status of the 383 Conditionally Approved Properties



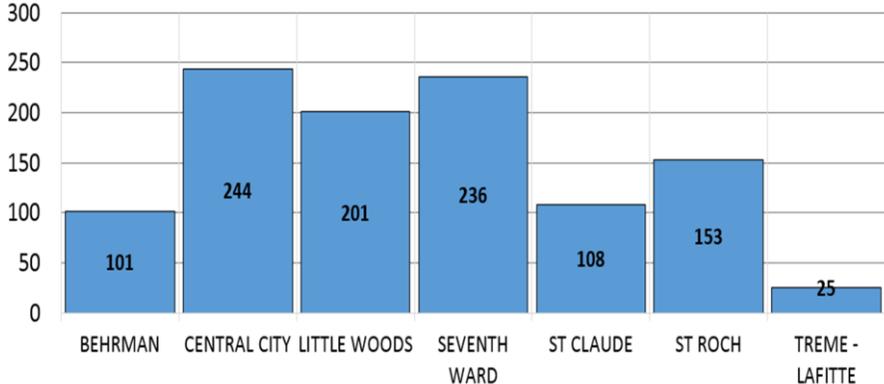
**There are 44 properties within the FEMA Demo Pipeline, 34 of which have been transmitted to the demolition contractor.**



**Number of Properties in Lot Maintenance Program by Vendor, Citywide**



**Number of Properties in Lot Maintenance Program by NOLA for Life  
Neighborhood (1,068), May 2016**



# Key Performance Indicators

Measure	YTD actual	YTD target	Year-end target
Blighted properties brought into compliance by property owners	276	313	750
Blighted units demolished	102	104	250



## Code Enforcement has reached an abatement strategy or is awaiting abatement on seven priority commercial properties

Stage	Address	Detail	Status
Abatement Strategy Reached	4402 Reynes Blvd	Haydel Heights Apartments	Daily Fines recorded. Writ filed for property to be sold.
	6324 Chef Menteur Blvd	Old Hotel by I-10	Daily Fines recorded. Writ filed for property to be sold.
	8500 Lake Forest Blvd	Abandoned Gas Station	Daily Fines recorded. Writ filed for property to be sold.
Awaiting Abatement	2646 Westbend Pkwy	Higgins Gate	Property received guilty judgment 9/1/2015.
	2800 Sullen Pl	6401-6403 General Meyer	Property received guilty judgment 10/28/2015.
	6701 I-10 W Service Rd	30 I-10 Service Rd	Property received guilty judgment on 1/25/2016.
	6880 Parc Brittany Blvd	Brittany Court Condominiums	Property received guilty judgment 7/13/2015.



## An additional 11 properties are currently in litigation

Stage	Address	Detail	Status
Current Litigation	3 Dreux Ave	(DMK)—vacant lot near 5328 Franklin	Property received guilty judgment on 10/22/14 ; Owner is appealing judgment.
	2501 St Claude Ave	Auto Parts Store	Writ filed. Owner is appealing the judgment and the lien foreclosure suit.
	5300 Franklin Ave	38884 Dreux (Address with Assessor) (DMK)	Received guilty judgment on 2/4/2015. Owner is appealing judgment.
	5324 Franklin Ave	(DMK)—vacant lot near 5300 Franklin	Property received guilty judgment on 10/22/14 ; Owner is appealing judgment.
	5328 Franklin Ave	Vasquez Building (DMK)	Received guilty judgment on 2/4/2015. Owner is appealing judgment.
	5332 Franklin Ave	(DMK)—vacant lot near 5300 Franklin	Property received guilty judgment on 10/22/14 ; Owner is appealing judgment.
	5951 Milne Blvd	Lakeview School	Property received guilty judgment on 12/17/14. Owner is appealing judgment.
	6601 Plaza	Grand of the East	Property received guilty judgment on 12/1/14. Owner is appealing the judgment.
	6700 Plaza		Property received guilty judgment 12/17/14. Owner is appealing judgment.
	10112 Plainfield Dr	Large empty lot near Read I-10 Exit	Property received guilty judgment on 3/3/2015. Owner is appealing the judgment.
	38884 Dreux Ave	(DMK)—vacant lot near 5328 Franklin	Property received guilty judgment on 10/22/14; Owner is appealing judgment.



## 17 priority commercial properties are awaiting hearing or currently being monitored by Code Enforcement

Stage	Address	Detail	Status
Awaiting hearing	12001 I-10 Service Rd	La Quinta Inn	Reset for work in progress (2nd time). Hearing scheduled 7/11/2016.
	3500-3510 Gen De Gaulle Dr		Reset for work in progress. Hearing scheduled 6/27/2016.
Code Enforcement monitoring	609 Jackson Ave		Lien paid and property sold we are in communication with owners and monitoring the condition of the property.
	1532 Robert E. Lee Blvd	DMK Property	Settlement reached with the owner CE will continue to monitor.
	2500 Louisiana Ave	Medical Clinic	Property sold and owner settled liens with the City
	2520 Louisiana Ave	Parking lot of the Medical Clinic	Property sold and owner settled liens with the City. We will continue to monitor.
	2616 S. Claiborne Ave	Cornerstone Homes	Owner is working with the City to rehab the property
	3010 Sandra Dr	Crescent City Gates	Owner is working with the City to rehab the property.
	5000 N. Claiborne Ave	May be a new CVS	Site of new CVS to be opened by January 2016
	5030 N. Claiborne Ave	Old Gas Station—may be a new CVS	Site of new CVS to be opened by January 2016
	6001 Bullard Ave	Old Schwegmann's	Lien paid
	6800 Plaza		Property secured---CEHB monitoring.
	8580 Lake Forest Blvd		Maintained---CEHB monitoring.
	10101 Lake Forest Blvd	Forest Towers East Apartment Building near Bullard	Consent judgment signed---CEHB monitoring
	10301 I-10 Service Rd		Owners complied with 2013 judgment; CEHB monitoring.
	23804 Read Blvd	5851 Read	Consent judgment signed---CEHB monitoring.
	55195 Michoud Blvd	Six Flags	City is working with manager 9/8/14.



# REINVESTMENT



**Responsible Organization:**  
New Orleans Redevelopment Authority (NORA)

**Data Source:**  
NORA

**Definitions:**

*Lot Next Door:*

The Lot Next Door Program provides an opportunity to owners of properties that share a common boundary with a former Road Home property to purchase that property

*Auction:*

NORA holds periodic auctions to sell properties in its inventory

*Alternate Land Use:*

The Alternate Land Use Program provides properties to groups who have ideas and plans outside of traditional development such as playgrounds, pocket parks, and community gardens

*Development:*

Properties returned to commerce through private development, which often includes packaging several lots with federal, state, and local subsidies.

## NORA has sold 35 properties thus far in 2016

### NORA Sales since 2010 and Remaining Inventory

■ Remaining Inventory (1244) ■ Sold Properties (3932)



## Residential Construction Lending Extended Update



Development Status				
Units	As of (02/16/2016)	As of (03/31/2016)	As of (04/30/2016)	As of 05/30/2016
Sold	4	8	9	11
Construction Complete, Available for sale/rent	7	6	5	6
Under Construction	13	10	11	14
Predevelopment	37	33	32	27
<b>Total Units</b>	<b>61</b>	<b>57</b>	<b>57</b>	<b>58</b>



# NORA Property Auction

## June 13<sup>th</sup> and 14<sup>th</sup>

- 65 properties
- Bidding Starts: Monday June 13, 2016 at 8:00am
- Bidding Ends: Tuesday, June 14, 2016 between 12:00pm and 5:20pm
- Deadline to register: Friday, June 10<sup>th</sup>, 2016 at 3:00pm
- \$2,500 initial deposit (per property)
- More Information: [hilcorealestate/nora](http://hilcorealestate/nora)

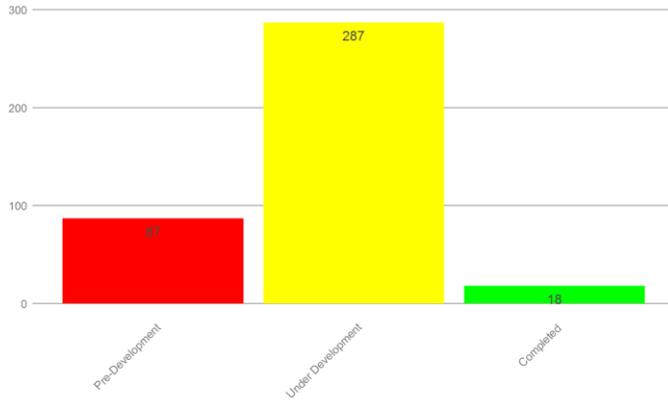


**Responsible Organization:**  
Office of Community  
Development (OCD)  
**Data Source:**  
OCD  
**Definitions:**  
*Rental Housing Program:*  
This program provides quality,  
affordable rental housing for  
low-income families

## Four rental units were completed in May, and the 79-unit Bell School project received Notice to Proceed

### Rental Housing Program

■ Pre-Development ■ Under Development ■ Completed



**Responsible Organization:**

Office of Community Development (OCD)

**Data Source:**

OCD

**Definitions:**

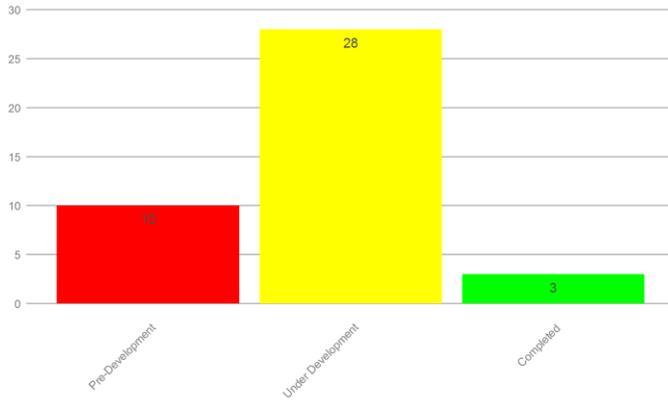
*Homeownership Development Program:*

This program allows development organizations to apply for HOME funds to subsidize the cost of construction, land acquisition and down payment assistance that will produce an affordable home for a low-income family

## One additional house was completed in May under the Homeownership Development Program

### Homeownership Development Program

■ Pre-Development ■ Under Development ■ Completed



**Responsible Organization:**

Office of Community Development (OCD)

**Data Source:**

OCD

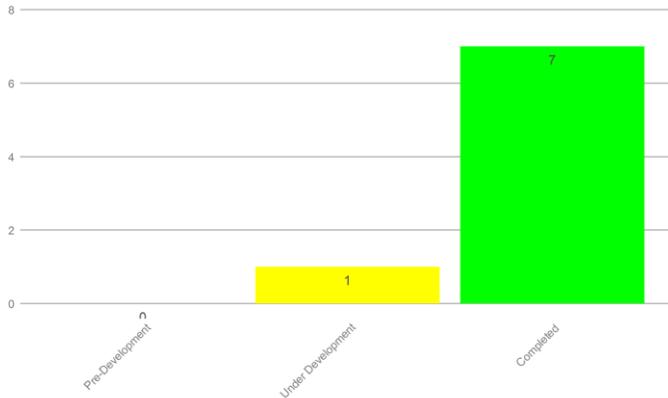
**Definitions:**

*Owner-Occupied Rehabilitation Program:* This program provides financial assistance to low income homeowners to repair their residences, while bringing them up to code and reducing blight.

## Three homes were renovated in May under the Owner-Occupied Rehabilitation program

### Owner-Occupied Rehabilitation Program

■ Pre-Development ■ Under Development ■ Completed



# Key Performance Indicators

Measure	YTD actual	YTD target	Year-end target
Properties returned to commerce through disposition programs	35	83	200
Rental Housing Program units completed	18	Management statistic	Management statistic
Homeownership Development Program units completed	3	Management statistic	Management statistic
Owner-Occupied Rehabilitation Program and Home Modification Program units completed	18	Management statistic	Management statistic



NORA still plans to meet the 2016 year-end target through the “Lot Next Door” program.